

**MOVE UP TO PORT MOODY**

EXECUTIVE TOWNHOMES – 70 SEAVIEW DRIVE, PORT MOODY





## OVERVIEW

Perched on top of a hill of Port Moody, Cedar Ridge is a brand-new exclusive collection of 28 executive townhomes that celebrates a true North West lifestyle. Inspired by modern West-Coast craftsman architecture, featuring a collection of high quality materials - natural stone, hardi-plank wood siding, steeped rooflines with lit soffits and generous overhangs to provide protection from the elements. Cedar Ridge takes advantage of the hill's natural slope allowing many of the homes to have far reaching views of mountains, water and the Port Moody inlet.

All the homes at Cedar Ridge offer 3 bedrooms or 3 bedrooms with dens, enough room for a growing family, the convenience of a townhome, with the level of quality that is found in custom built homes - 9' high ceilings on the main floor, thoughtful floor plans with hidden powder rooms, gourmet kitchens with KitchenAid appliance packages, vaulted master bedrooms in select homes, and large ensuite bathrooms that features his and her vanities, with separate bath and frameless shower enclosures. To cap it off, a state of the art heating and cooling system features on-demand heating acts as the central heart of the home, to keep maximum comfort throughout the seasons. All homes offer a 2-car garage with dedicated storage space.

**Bedrooms:** 3 & 3 plus Den

**Bathrooms:** 2.5

**SQFT Interior:** Range XXXX - XXXX

**SQFT Exterior:** Range XXXX - XXXX

**Neighbourhood:** Port Moody/Burquitlam

**Parking:** 2 Car Tandem / Side by Side Garage

**Amenity:** Children's playground

**Outdoor:** Garden Patio / spacious balcony off the kitchen

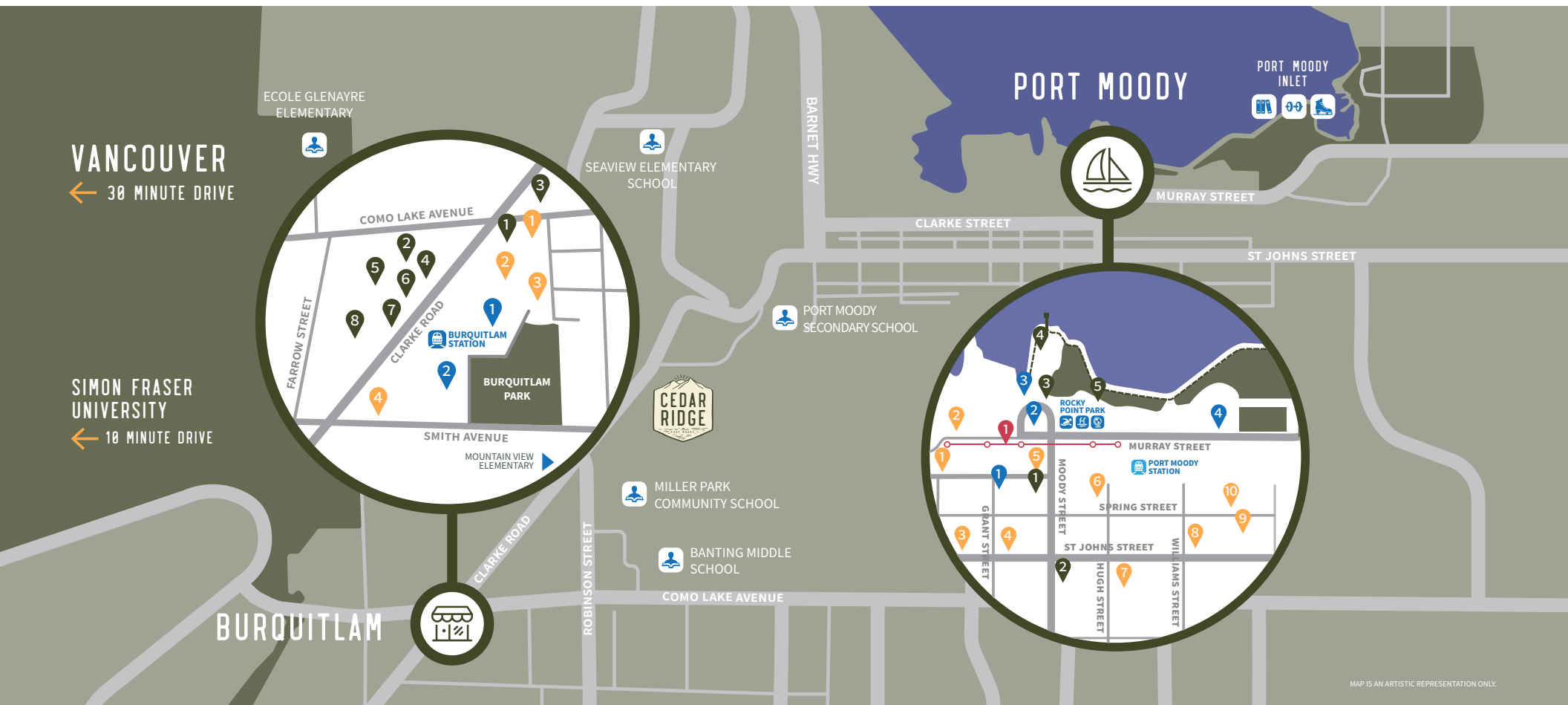


SALES BY  
**NATALIE GENEST**  
PERSONAL REAL ESTATE CORPORATION  
rennie & associates realty ltd.

**JENNA VAN ALSTINE**  
rennie & associates realty ltd.



# NEIGHBOURHOOD



MAP IS AN ARTISTIC REPRESENTATION ONLY.

## BURQUITLAM

- SHOPPING**
1. Safeway Extra & Liquor Store
  2. Longevity Health Foods
  3. Bosley's
  4. Shoppers Drug Mart

- COMMUNITY**
1. Community Police Station
  2. YMCA

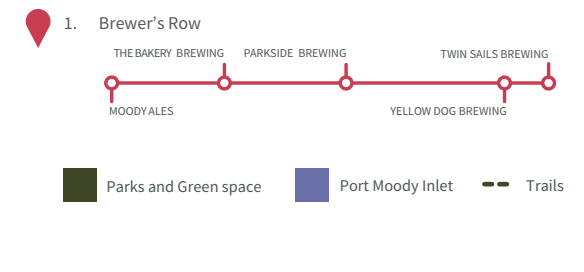
- DINING**
1. Starbucks
  2. Grand Seasons Restaurant
  3. KFC
  4. Donair Town
  5. Katsuya Restaurant
  6. Connected Minds Cafe
  7. Hanano Sushi
  8. Haenam Korean Restaurant

## PORT MOODY

- SHOPPING & FITNESS**
1. Gabi & Jules
  2. Uptown Dog
  3. Oxygen Yoga
  4. Barre Fitness
  5. Kukoon Yoga
  6. Engineered Bodies Strength
  7. Port Moody Liquor Store
  8. 30 Minute Hit
  9. Cap's Westwood Cycles
  10. Ultimate Fitness

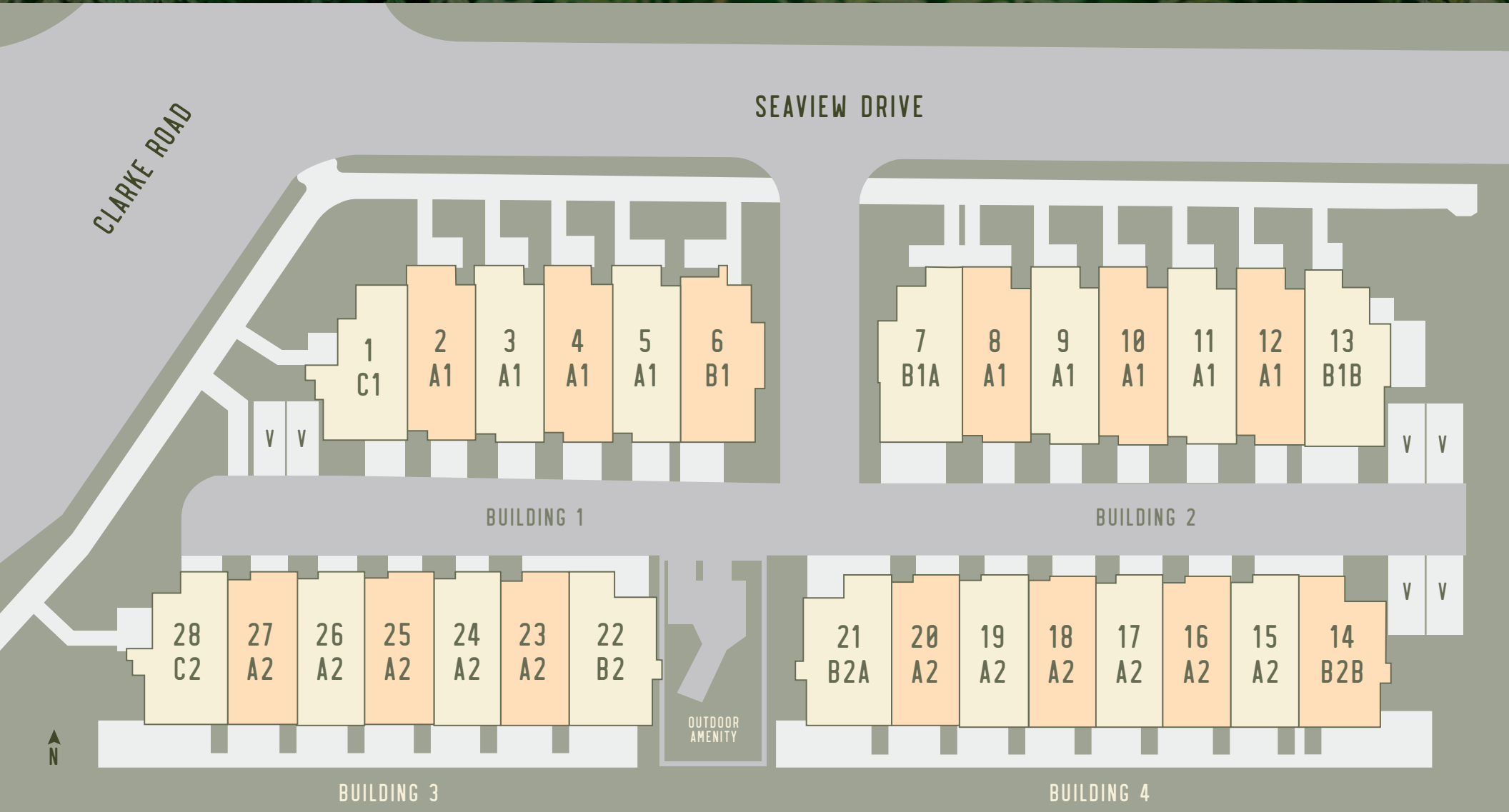
- DINING**
1. Taps & Tacos
  2. Spacca Napoli Pizzeria
  3. Pajo's Fish and Chips
  4. Boathouse Restaurant
  5. Rocky Point Ice Cream

- COMMUNITY**
1. Child Garden Preschool
  2. Rocky Point Station Museum
  3. Rocky Point Sailing Association
  4. Rotary POMO SK8 Park





# SITEPLAN



In our continuing effort to improve and maintain the high standard of the Cedar Ridge development, the developer reserves the right to modify or change plans, specifications, features and prices without notice. Materials may be substituted with equivalent or better at the developer's sole discretion. All dimensions and sizes are approximate and are based on architectural measurements. As slight variations may occur throughout the development please see architectural plans if material to your decision purchase. Please see disclosure statement for specific offering details. E. & O.E.

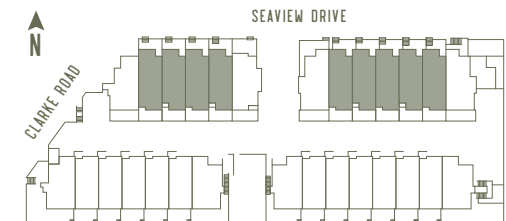
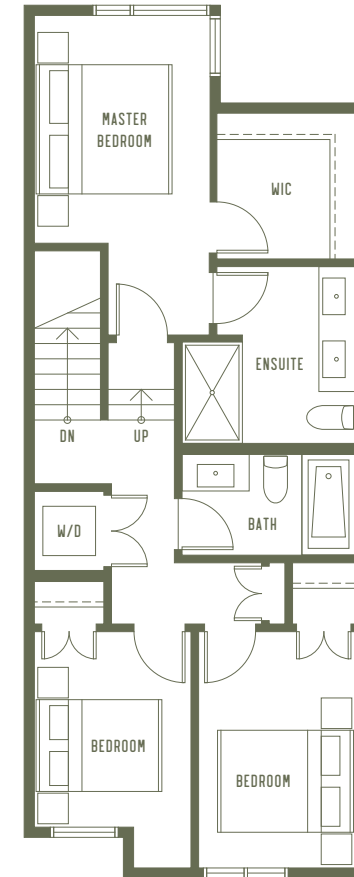
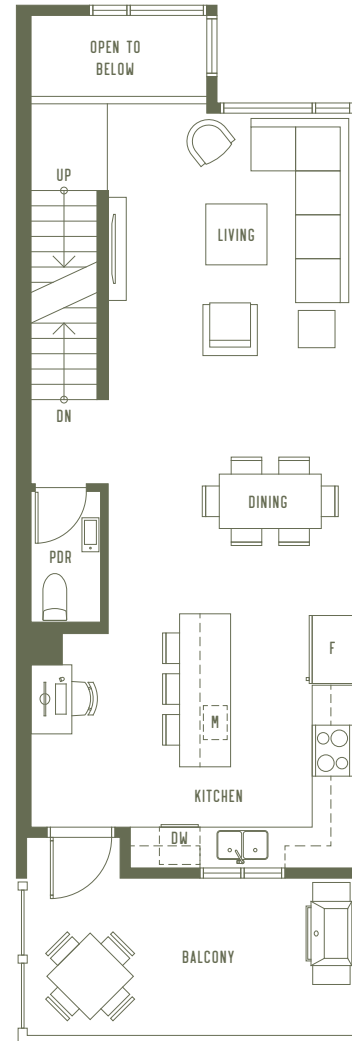
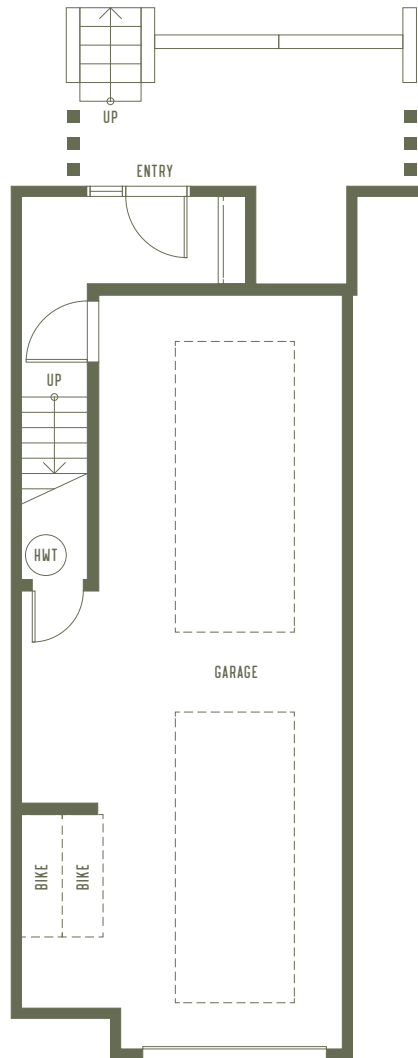
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**ALLAIRE**  
LIVING



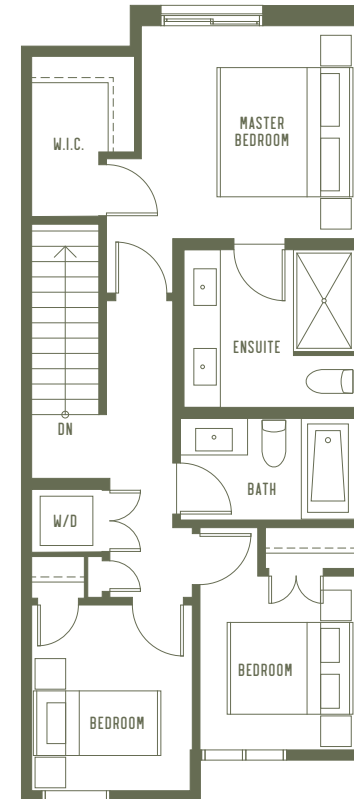
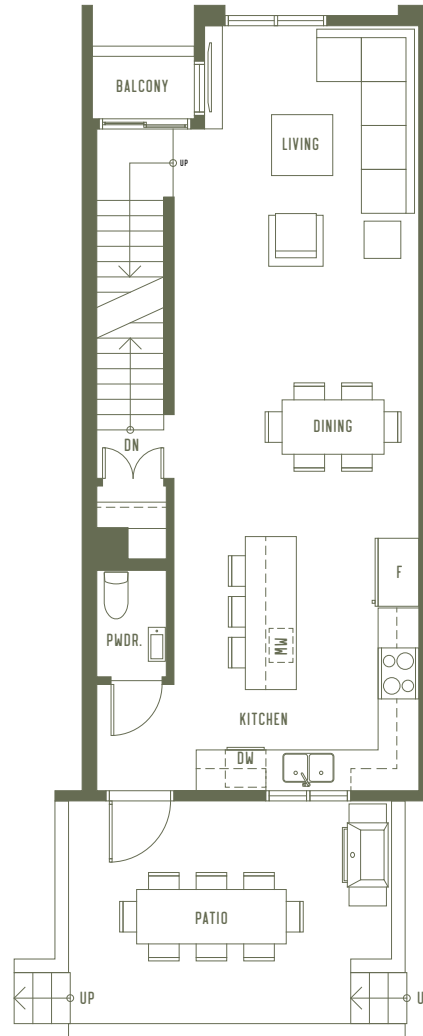
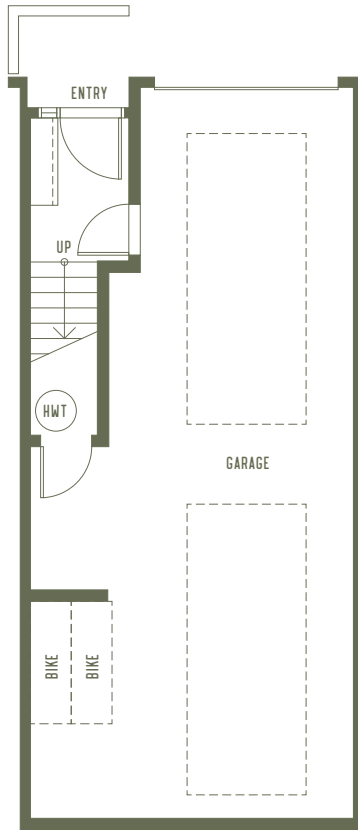
# A1 3 BEDROOM – 2.5 BATH 1,414 SQFT

LOWER FLOOR TOTAL: 167 SQFT  
MAIN FLOOR TOTAL: 690 SQFT  
UPPER FLOOR TOTAL: 699 SQFT  
GARAGE: 572 SQFT  
PATIO: 105 SQFT  
BALCONY: 136 SQFT

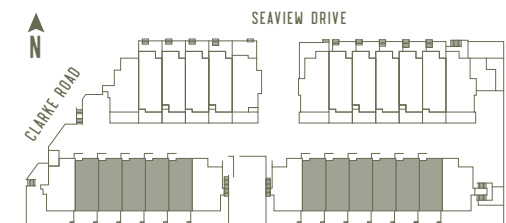


# A2 3 BEDROOM – 2.5 BATH 1,383 SQFT

LOWER FLOOR TOTAL: 100 SQFT  
MAIN FLOOR TOTAL: 646 SQFT  
UPPER FLOOR TOTAL: 637 SQFT  
GARAGE: 548 SQFT  
PATIO: 169 SQFT

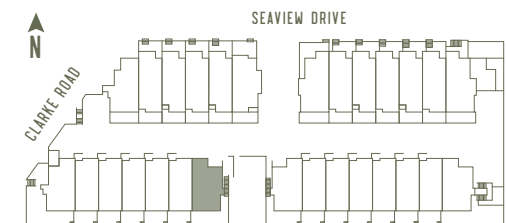
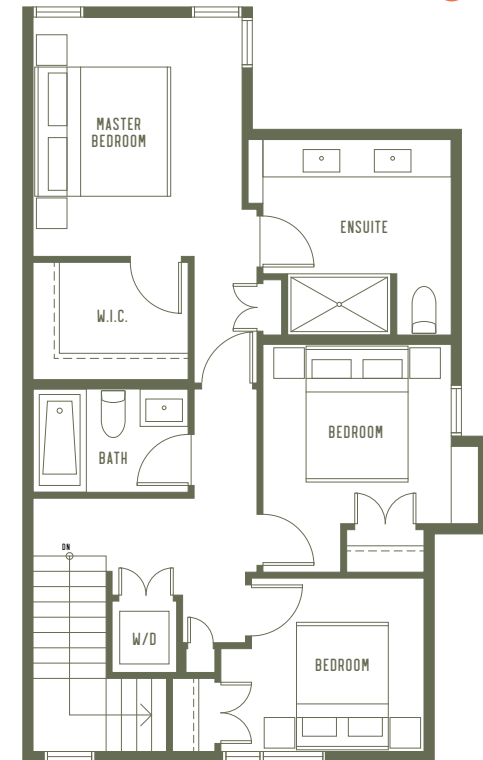
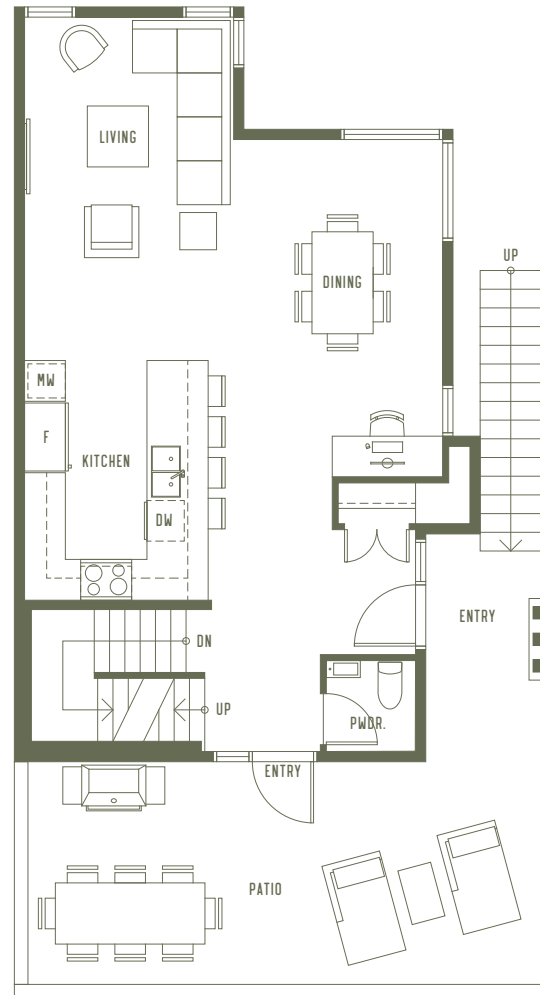
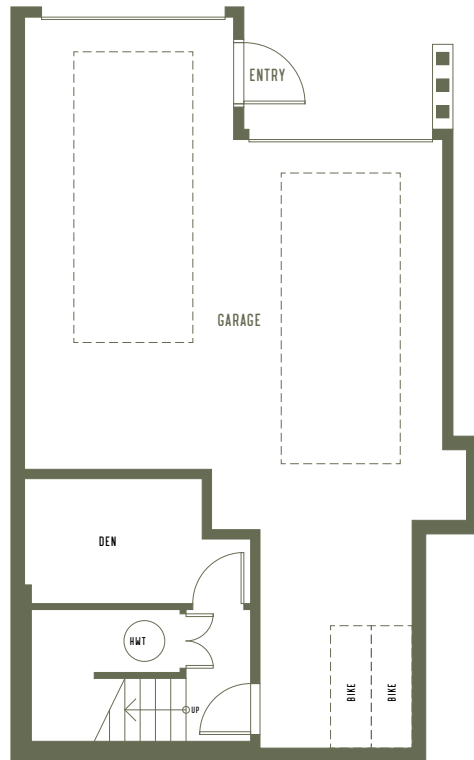


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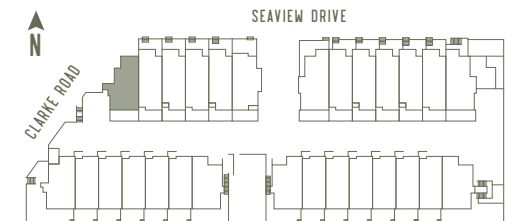
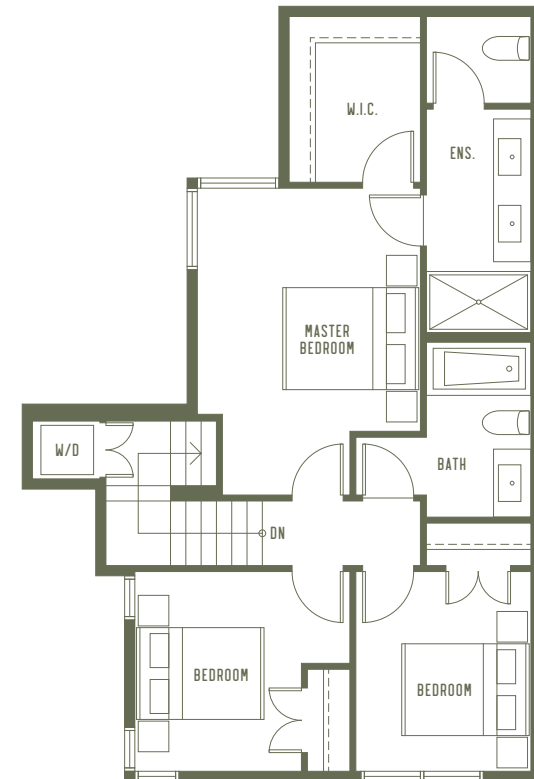
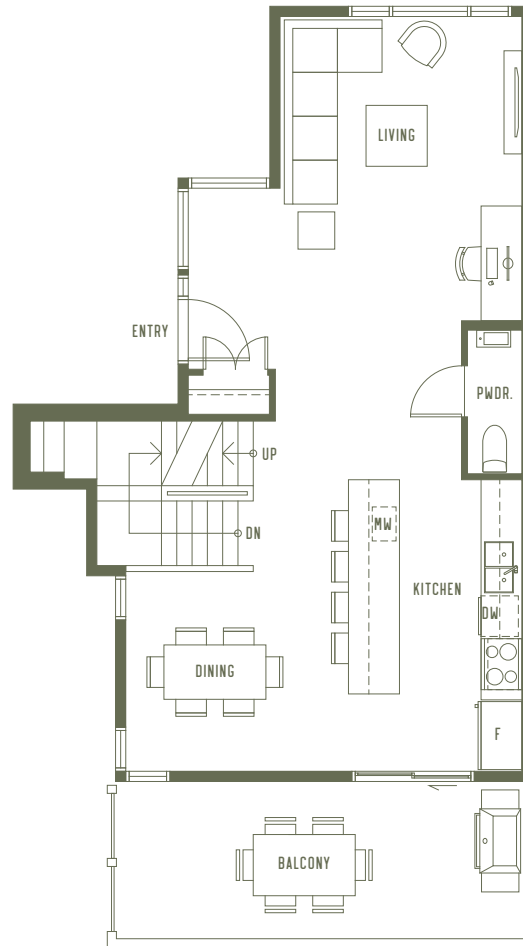
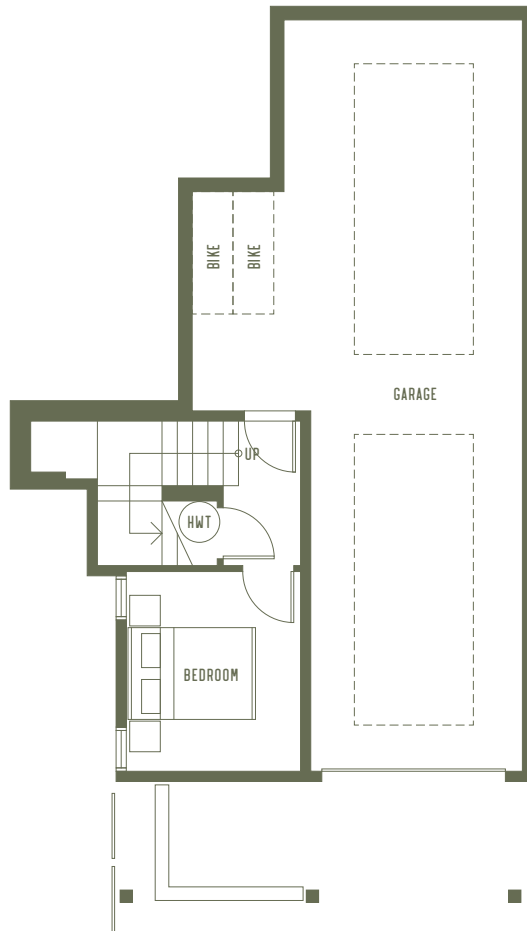
# B2 3 BEDROOM – 2.5 BATH 1,655 SQFT

LOWER FLOOR TOTAL: 169 SQFT  
MAIN FLOOR TOTAL: 741 SQFT  
UPPER FLOOR TOTAL: 745 SQFT  
GARAGE: 567 SQFT  
PATIO: 184 SQFT



# C1 3 BEDROOM + DEN - 2.5 BATH 1,609 SQFT

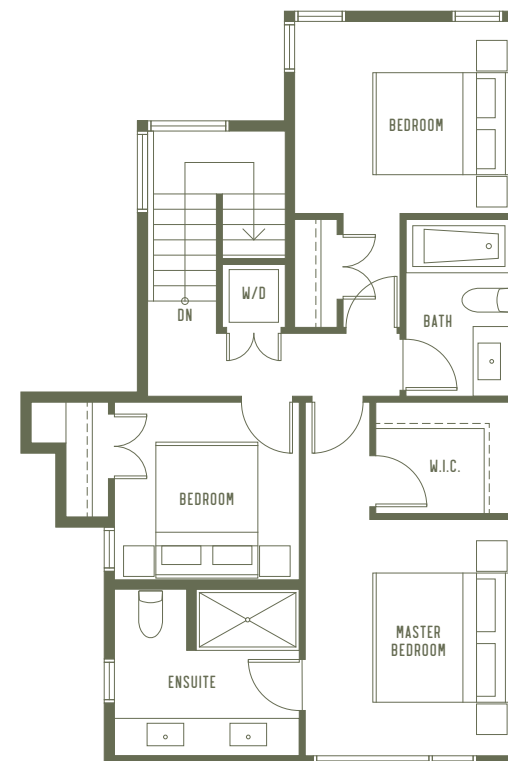
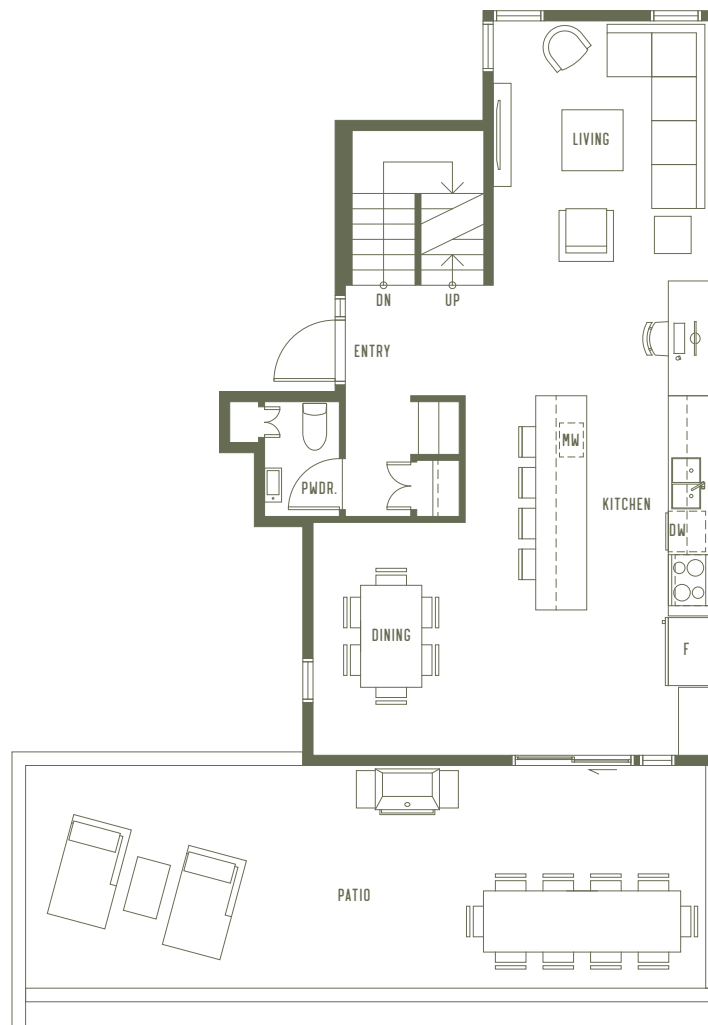
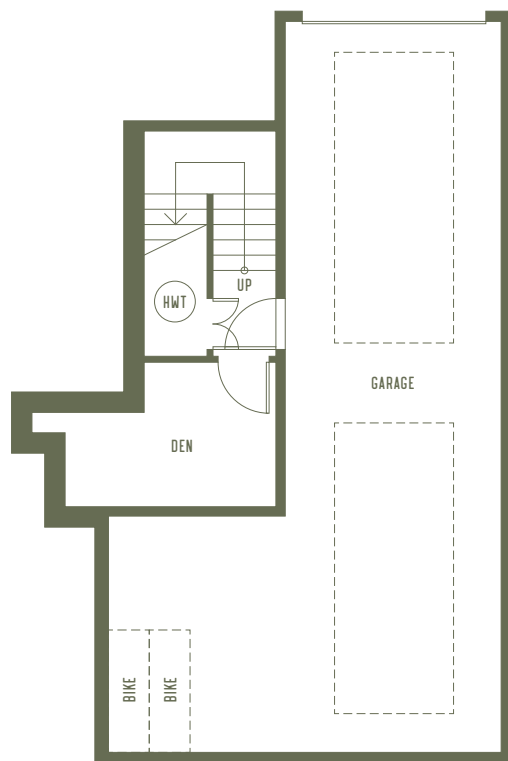
LOWER FLOOR TOTAL: 208 SQFT  
MAIN FLOOR TOTAL: 706 SQFT  
UPPER FLOOR TOTAL: 695 SQFT  
GARAGE: 512 SQFT  
PATIO: 158 SQFT



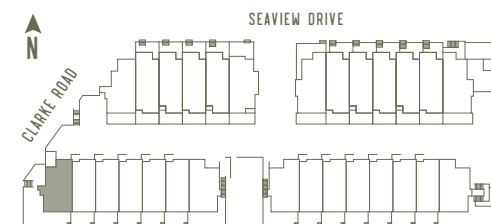


# C2 3 BEDROOM + DEN - 2.5 BATH 1,634 SQFT

LOWER FLOOR TOTAL: 181 SQFT  
MAIN FLOOR TOTAL: 728 SQFT  
UPPER FLOOR TOTAL: 725 SQFT  
GARAGE: 526 SQFT  
PATIO: 255 SQFT



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# FEATURES

## West Coast Living

- Contemporary West Coast style townhomes designed by Integra Architecture
- Spacious exterior decks or patios extend the living space
- Outdoor spaces include natural gas BBQ outlet
- Naturally landscaped outdoor amenity area
- Access to SkyTrain, West Coast Express, shopping and all that Port Moody and the surrounding area has to offer

## Expect more from your home

- 9' ceilings on the main level
- Wide plank laminate wood flooring throughout the main living areas
- Whirlpool® stacking front load Energy Star® rated washer and dryer
- USB outlets for easy charging of your electronics
- Built-in bench/storage in entryway (*select floor plans*)
- Vaulted ceilings in master bedroom (*select floor plans*)

## Kitchens

- Quartz stone countertops
- Contemporary under-mount stainless steel sink
- KitchenAid® stainless steel appliance package including:
- 30" gas range and hood fan
- Energy Star® rated French door refrigerator with interior water dispenser
- High temperature, ultra-quiet dishwasher
- Panasonic built-in, under counter microwave with trim kit
- Easy reach corner cabinet systems (*select floor plans*)
- Soft close drawers
- Under cabinet LED task lighting
- Large island with overhang counter seating

## Bathrooms & Utility Closet

- Quartz stone countertops with undermount sinks
- Ensuites with Nuheat® thermostat-controlled heated floors
- Under-cabinet lighting in ensuites
- Polished chrome faucets and shower heads

- Soft close medicine cabinet for added storage
- Custom, open shelving with a wood inspired finish

## Premium Features

- Energy & cost efficient On-demand tankless hot water system
- Efficient high compression forced air heating system
- EnerGuide 82 rating resulting in improved indoor air quality, energy efficiency, durability and sound reduction
- Optional: Air conditioning upgrade

## Peace of Mind

- 2-5-10 Year Warranty provided by Travelers Guarantee
- Backed by Allaire Construction's experienced post move-in customer service team